### **Broker's Price Opinion**

File # 0020942728

	ر ومنصورو				UKCI .	3 F 110		<u> </u>									
	Property Address: 237 Tri	etop Cres					c	aty: RY	E BROO	K, T/O R	YE	St	ate N	Y	Zı	10573	
					Own	er of Public R	ecord	JANICE	MAYE	R		_	Cour	N VI	estchest	BT	
			daina In-							TX 75011	9		• 500	-			
l	Ctient American Home !							HIN PO	Cobbell	17 19011					_		
ı	Property Type: SFR										_		\$ 310	_	_	yoar 🗶 p	er menth
ı	is the subject property curre	ntly listed or h	as it been list	ted in the p	est 12 mont	157 🗶 Yos [	⊒No		000	рапсу 🔀	<b>[</b> ]0∞	pied		cant [	Unkn	own	
3	Is Current Use the Highest (			_			_			_							
U	=		ът г	J ,		·		lates	Dest 1	nt 3500							
į	Zoning Classification Resid					<del></del>							_	_			
č	Original List Price: \$ 4540	<i>P</i> U	Di	ote: 05/0	1/2009		С	urrent Li	st Price:	\$ 45400	<u></u>			_ D	ate		
ľ	Listing Agent				Listing Agen	Phone											
P		Houthan Law	rence			Listing Ag	ency/C	ompany	Addres	s:							
ő	Date Listed	Date	Sold		ist Price	s	ale Pno		Т-				Comr	nonis			
P	1 05/01/2009	Date	3040	454000	181 1-1100		510 1 110	~	1								
Ř		11/29/2002		359000		340000			1								
Ţ		11125/2002		33300		- 310000			┥—			-					
Ľ,	3							-	<del></del>								
	Quality	of Estate	nas Marie	Lat Cina	No.	Other		DOM	ı GL			retal Pros	Bdrms	Raths	Ann	Condition	Parking
ļ	Basement Constru	wood . Wood	nor Walls	Lot Size	Units 1	Outer		UOW	140		Recor		2	1.1	30	Good	
_	0 Average			.041740	<del>- `</del> -						_	_	<del></del>	Ë	<del>~</del>		
l	å ddan a a		Davima.	Date o	1 Sala   Sala	Price List	Price	Ratio	DOM	GLA		Total Rms	Bdms	Baths	Ago	Condition	Parking
i	Address 1, 227 Troe Top rescent		Proximity 0.01	3/18/2				94.25	215	1204	MLS	5	2	1.1	30	Good	none:
1			0.54	5/1/20				93.69	91	1628	MLS	5	2	21	22	Good	DG: 1.0
c	2 5 Kings Park Ln								165	1808	MLS	7	3	2.1	30	Good	AG: 1.00
O M	3. 229 Tro Top Crescent		0.00	2/9/20		0 6850		97.08	_	<del></del>		<del>-</del>	_	_		=	
P	Style		or Walls		Lot Size		)wrter			er Concos	sions			ker ins	pected?		ther
Â	1 Townhouse	Wood		.038		Owner Oc			0			-1-	LS			FPL. Pa	
A	2 Townhouse	Ctapboard		.026		Owner Oc			0			-1-	LS.			FPL. Pa	
ľ	3 Townhouse	Wood		073		Owner Oc	С		0			_	LS			FPL. Pa	850
E	In column 1, check the box Mos	Comparable (N	IC) to the Subje	ict in colum	n 2, 3, and 4, 0	hack the baxes	indicatio	g equal (E	Q), infen	or (INF), or	saperio	(SUP	)				
5	In column 5, enter comments de	scribing why the	comparable is	equal, infer	ior, or superior	o the subject pr	operty.										
12		Smaller in s	izo Compan	able in loc	ation and styl	e Loss acres	sce. No	t REO.									
L E S			ITIONAL FIE			_											
٦				_			No. C	E0									
L		Comparable	in location a	ina stylo.	Lurger in Size	and acreage		_			<del></del>	_		_	_		
					<u> </u>	Original Lis		int List	2011	ایرا		Total				Condica	Parking
۱_	Address		Proxid	mity	Listing Date 7/24/2009	Price 447126	4471	rice	DOM 1	GLA 1129	Src MLS	Rms 5	Bdrms 2	2	30 Age	Condition Good	nona:
8	1. 42 Greenway Ln		0.09						120		_	_	<del> </del>	2		Good	nona:
H	2. 119 Brush Hollow Creso	ent	0.10		3/17/2009	465000	4650	_	130	1222	MLS	5	2	├	30		┼──
E	3. 239 Tree Top Crewcent		0.00		10/6/2008	498000	4670	00	292	1098	MLS	5	2	2	30	Good	none:
;	Style	Exteri	or Walls		Lot Size	(	) Wher		Sel	er Conco	ssions	Π.	AgvBro	ker Ins	pacted?		ther
١į	1 Townhouse	Wood		.04		Owner Oc			0				ILS			FPL. D	eck
ľ	2 Townhouse	Wood		.035		Owner Oc	æ		0			_ \	4LS			Deck	
E	3. Townhouse	Wood		.038		Owner Oc	xc.		0			_   1	ILS			FPL, Pa	atio
In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferror (INF), or superior (SUP)																	
8	In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property																
11	MC EQ INF SUP	Comparable	in location	style and :	screage. Sm	aller in siza. I	tot REC	<b>)</b> .									
Ņ			OITIONAL FIL														
5							n Mas *	250									
L		Smaller in I	KEO ENG SCIC	age. Com	beneau () 100	ation and styl	y. reat l	·EU				_		_			
	Number of Competitive Lis	lings in the Su	bject Propert	y's neighb	orhood curre	ntly on the ma	rkot:	5	Pric	e Rango l	4712	26			to \$ 695	000	
<b>,</b> ,	Number of Comparable Se								-	e Range :					to \$ 675	000	· <del></del>
E		_			voo vering				<del>-</del>	ter 3 milhs	=		", r				
	Location Urb	_	burban 🔲				keting 1		=	_	_	J~U 1∏	L	امرو	2 HE13		
H	Property Values: Incr			Decining		Nov	Const	ncton:	K Lov	,   H	ugn						
0	Domand/Supply: Sho	ni 🔲 egan	Batanco 🗶	Over Supp	aty												
RH	Probable purchaser (first ti	Probable purchaser (first time, investor, etc.) First Time Buyer Probable financing: Conventical															
0	Explain any functional/economic obsolesence See Addendum  Identify any positive or negative site/location influences: See Addendum																
-																	
Repair Item									S Camp								
						_	<u>, —</u>										
R														_	·		<del></del>
Ρ						—	:										
A																	
Ŕ	\$ \$																
15	TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS \$ 0																
1																	
1																	
As is Low Value 425000 Estimated Lot Value Low 202000 Suggested AS IS List Price 455000  As is Hoth Value 455000 Estimated Lot Value High 202000 Interior/Exterior Repaired Value 425000																	
							-										
	P Quick Sale Value: 399000							-									
PR																	
11	Constitution						,										
C		ra ur snort säk is end averan:	e square foot	ent astings age price :	wero all used	to determine	កស្នា I the mar	ket valu	e as we	as the da	==== SU0856	d vah	u pust i UO.	- CFRFT L	<b></b>	,	١
۰			,														l
P	1																l
å	L		<del> </del>					40							07.00	2000	
		Yorma Frizalo	no			roars of Expe						Dat	to Comp	pleted:	07/26/	2009	
N		Zinsnor RE				Distance from	Agent (	ocation	lə subje	4.68							
1	Address	123 Clinton St	reet, White P	lains, NY	10604												
1																	
	Phone: 914-831-3138 This report is based on the following inspection type: Exterior Interior																
	Phone: _	914-831-3136		This		This report is I rket analysis.					type: [	K. Ex	ronor [	inco	ngr		

#### **ADDITIONAL FIELD TEXT**

Ft# No 0020942728

Borrower/Chent MAYER, JANICE L	* -w-		
Property Address 237 Treetop Cres			
CAY RYE BROOK, T/O RYE	County Westchester	State NY Zip Code	10573
Lender		American Home Mortgage Servi	

COMP 2 COMPARISON COMMENTS
Less desirable location. Comparable in style. Younger in age. Larger in size with less acreage. No amenities. Not REO.

LIST COMP 2 COMPARISON COMMENTS
Closest in size. Comparable in location and style. Less acreage. Full asking price includes all furnishing and drapes. Not REO.

TEXT ADDENDUM		

File No. 0020942728

Borrower/Client MAYER,JANICE L		
Property Address 237 Treotop Cres		
City RYE BROOK, T/O RYE	County Westchester	State NY Zip Code 10573
Lender		American Home Mortgage Servicing, Inc

General Text Addendum FUNCTIONAL/ECONOMIC OBSOLESENCE: There are no functional/economic obsolescences.

NEGATIVE SITE/LOACTION INFLUENCES: Single family attached townhouse, end unit, and parklike setting. Amenities include cludbhouse, pool. tenis/paddle courts. Above average schools. There are no negative characteristics.

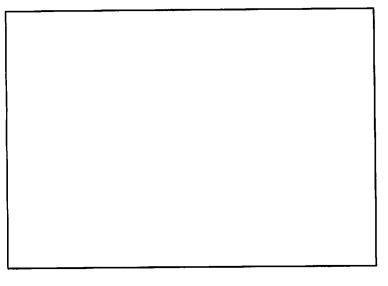
### SUBJECT PHOTOGRAPH ADDENDUM

Fte No 0020942728

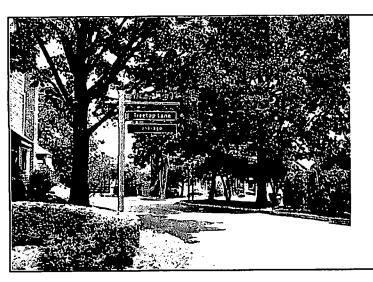
Borrower/Chent MAYER_IANICE L	
Property Address 237 Trootop Cres	
	County Westchoster State NY Zip Code 10573
Lender	American Home Mortgage Servicing, Inc



FRONT OF SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY

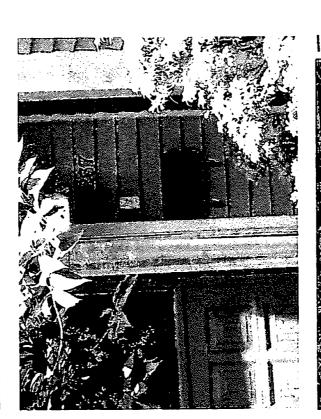


STREET SCENE

Zp Code 10573 State NY County Westchester Borrower/Clant MAYER JANICE L speny Address 237 Tractop Cros.



Subject: 237 TREETOP CRES
Parking Lot

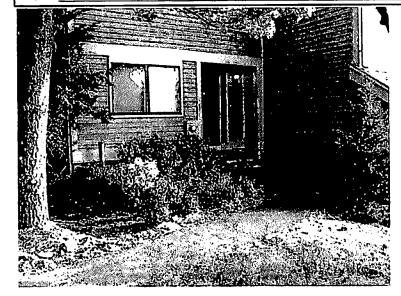


Subject: 237 TREETOP CRES

Subject: 237 TREETOP CRES

Brokon Railing

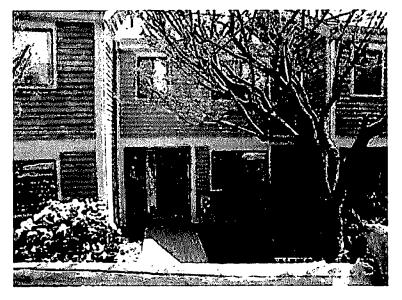
#### ADDITIONAL PHOTOGRAPH ADDENDUM



Listing Comp 1: 42 Greenway Ln



Listing Comp 2: 119 Brush Hollow Cresce

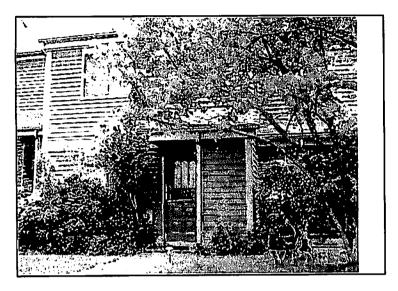


Listing Comp 3: 239 Tree Top Crowcent

# COMPARABLES PHOTOGRAPH ADDENDUM (Comps 1-3)

File No. 0020942728

Berrower/Clant MAYER, JANICE L	
Property Address 237 Treetop Cres	
City RYE BROOK, T/O RYE	County Westchester State NY Zip Code 10573
Londer	American Home Mortgage Servicing, Inc



## Comparable Sale 1 227 Tree Top rescent

3/18/2009	
410000	
1204	
	410000



# Comparable Sale 2 5 Kings Park Ln

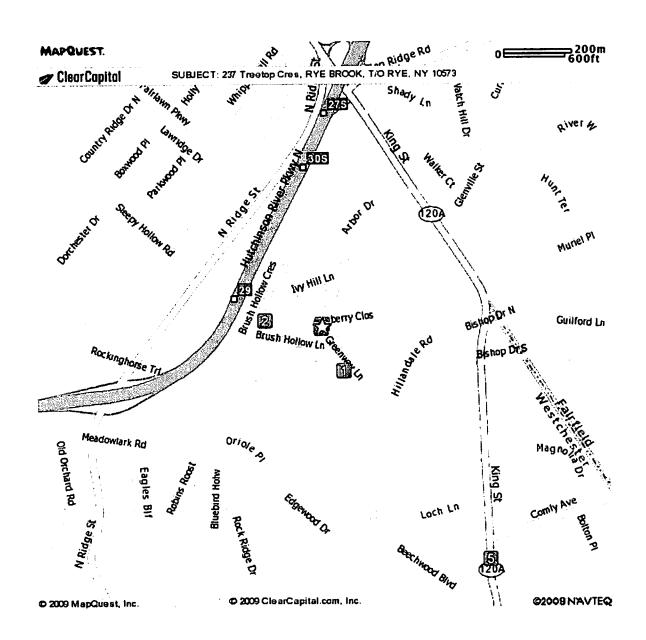
Date of Sale:	5/1/2009
Sale Price:	520000
Sq Ft	1628
\$ / Sq FL:	



## Comparable Sale 3 229 Tre Top Crescent

Date of Sale:	2/9/2009
Sale Price:	665000
Sq Ft:	1808
\$ / Sq. Ft.:	

Borrower/Chent MAYER, JANICE L	
Property Address 237 Treetop Cres	
City RYE BROOK, T/O RYE	County Westchester State NY Zip Code 10573
Lender	American Home Mortgage Servicing, Inc



This document was generated on: 7/28/2009 4:39:50 PM